

REALTY TRADING BELOW AVERAGE

World Series Likely to Have
Affected Business of Week.
Thirteen Sales Short.

Realty trading for the first full week of October was disappointing. Whether the brokers took too much interest in the world's series and slackened their efforts to close sales or whether the vendors are holding out to await developments in contemplated legislation, the fact remains from the record that the past six days witnessed a decline of thirteen sales from the business of the preceding week.

The lethargic condition of the market is made more apparent by a comparison with the activity of the corresponding periods of 1912 and 1911. During the week ending October 12, 1912, the brokers succeeded in closing 28 transactions. The week ending October 14, 1911, saw 21 sales completed and established a high mark for a week's business which has not since been equaled. During the past six days 12 sales were effected in which were involved 1,867 lots and parcels of real estate.

While the number of transactions makes a poor showing as compared with records of previous years, the volume of trading of the last six days is three times as large as was contained in either of the corresponding weeks of 1912 or 1911. This week's number of lots changing ownership is 50 per cent in excess of the total volume of trading of the similar periods of the two preceding years. In 1911 at this time 23 lots were transferred, and in the like week of 1912 only 32 lots were conveyed. In the sales closed this week were included 1,867 parcels of real estate.

Evenly Distributed.
The week's business was rather evenly distributed throughout the six days. Thursday proved the banner day, having closed one sale to its credit. Tuesday ranked second with twenty-five trades effected. There were twenty-five deals closed on Wednesday and twenty-one each on Monday and Friday. The half-day business of Saturday totaled eighteen sales.

The lion's share of the week's trading was in the outlying suburbs, where 346 parcels changed hands. The near-north district was second with eighty-two lots sold. The northwest ranked third, having 71 credit. Fifty-seven lots were conveyed in the northeast, thirteen in the southeast, and four in the southwest.

The largest transaction of the week in point of number of lots conveyed was in the subdivision of Manor Park. Carl L. Davis purchased 360 lots in this subdivision and its additions. The consideration is not stated, but the plans of the purchaser made public.

Two business properties changed hands during the week. One was on the upper Fourteenth street and the latter adjacent to the Municipal building. Albert Carey and Charles A. Carey, trustees for the National Capital Real Estate Company, bought premises 1133 Fourteenth street from Granville F. Meade. The business site at 211 Thirteenth and half street northwest was acquired by Iva A. Heany from Willis R. Ruggles. The prices paid are not disclosed on the record.

The Real Estate Trust Company yesterday purchased the "Fox" residence, the valuable residence at 1329 Avenue of the Presidents. Among the apartments sold this week was the "Prize George" at 1329 Avenue of the Presidents. This building was bought by Abbie G. Fox from Andrew C. Shannon.

Extending Activity.
Herman R. Howenstein is extending his building activity in Northeast Washington. During the week he closed the purchase of nine lots on East Capitol street adjoining the corner of Fourteenth street. The land belonged to Holy Comforter Catholic Church, the title being held by the Rev. Father J. J. Howenstein. He will shortly begin the erection of houses on five of the lots and later will improve the remaining four building sites.

The largest financial transaction of the week was for \$100,000, effected by the Citizens' Investment Company on its property at Fifteenth and G streets northwest, directly opposite the Riggs building and the Treasury Department. The property is known as the Home Life building. The corporation conveyed the property to Robert N. Harper, Willie S. Hoge, and James A. Sample, as trustees, to hold pending the sale of the building bonds of \$50,000 each, which are payable between 1, 1922, and bear interest at 5 per cent.

The exact figures in the loan market this week were \$448,635. This sum was borrowed on the security of the lots at an average interest rate of 5 per cent.

Straight Loans Largest.

Straight loans far outstripped their competitors this week, displaying an aggregate of \$223,225. The sum of all the notes given for deferred purchase money was \$79,823.68. The output of the building associations was \$67,690.

Artist and Singer Take "Studio House"

Leases have just been made out by the National City Real Estate Corporation to Dalton Baker, of London, England, and Alexis Manning, of this city, as pioneer occupants of the newly fitted up "studio house" at 1310 Eighteenth street, which has figured during the past two weeks as one of the most novel features in the rental line that Washington has ever known. The leases will take effect October 15, and are made out for a year.

Renovating the "studio house" to meet the demands of artists in music, painting or dancing is in progress by the Miller Brothers, contractors, and is promised to be completed by next week. A number of the rooms are being remodeled and decorated to meet the order of the painter and tenant.

As pioneers in the past promises to be a new find in this city, where the famous studio house in great part centers of the world, notably London and Paris, and two more worthy figures could relate the "house" warming of the studio house in Washington than the two who have taken out leases, it is said.

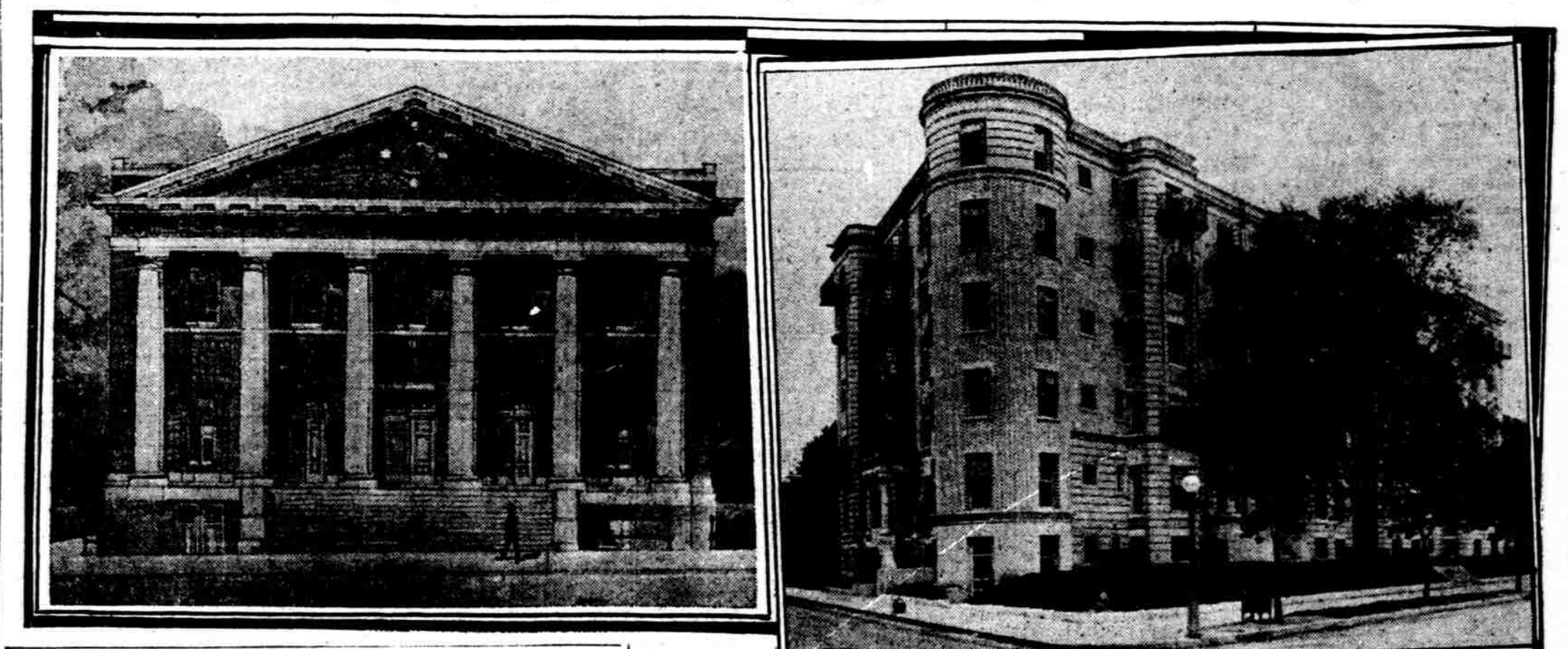
Dalton Baker has achieved great distinction in the United Kingdom as a pianist and organist. He has been awarded the royalty of Europe and was presented by the late King Edward with a diamond and emerald ring after singing in the occasion of the visit of the King of Greece to Windsor Castle, in 1908. He has sung both in this country and abroad with Mme. Meibla, Mme. Gadski, and Shumara Heink.

Alexis Manning is a landscape painter of considerable note, and has exhibited several exhibits of importance in the Corcoran Gallery of Art. He will occupy this studio in conjunction with another which he conducts at Chevy Chase.

Among others who may occupy quarters in the studio house are the Bahay, a religious organization, which may lease the lower apartment for meeting purposes.

Proposed New Church Where President May Worship, and Apartment About to Be Sold

What the New Central Presbyterian Church, To Be Built at Fifteenth and Irving Streets, Will Look Like When Completed Next February. The Parker Apartments, Park Road and the Avenue of the Presidents, For Which An Offer of \$74,000 Has Been Made, Which Will Be Ratified Or Declined By the Courts Monday.



**FIVE VAULTS ARE
OF GREAT INTEREST
Estimated Cost of Erection,
Signing of Important Leases
With Novel Appliances, Ex-
pected to Be \$110,000.**

Construction work on five vaults in the new building of the Bureau of Engraving and Printing are providing one of the main features of interest to professional iron and steel workers employed on the structure in Fourteenth street northwest.

The huge new vaults now in course of erection embody some of the most novel and improved safety appliances known. The estimated cost of erection, it is said, will be about \$110,000.

The vault designed to be used for the keeping of miscellaneous currency and the Treasurer's vault will have walls of steel lining reinforced with concrete walls two feet thick, further fortified with steel bars.

Vault protection will form a network of six-inch squares outside of all the vaults and these will be heavily charged with electricity, forbidding intrusion to the miscreant who might attempt to cut the wires to enter the vaults.

Series of Mirrors.
A series of mirrors will be so arranged that they will reflect the circuit of the vaults to the guardsman on duty. At each corner of the huge square upon which the vaults stand, a mirror will be placed facing at an angle of 45 degrees, making possible a series of reflections that will enable a guard to see his own reflection all around the vault, and thus the entire vault, and thus the entire vault, and thus the entire vault.

Similar placing of mirrors will be made on the surrounding floor space, and on the ceilings above the vaults. The largest of the vaults, the one which has been made in order that mirrors may be located on the floor, will be 100 feet square.

Of special importance in the construction is the connection which will be effected by electric current by the network of protection wires, which will be placed in the vaults, and all parts of the building where guards will be stationed. Should any attempt be made to enter the vaults, the electric current will be sounded by electric communication.

The largest of the vaults will be the vault designed for the storing of engraving plates. It is located in the basement of the building, and is 100 feet square. The vault is 100 feet square, and is 100 feet square.

Complete Next Year.
With the completion of the new structure, the vaults will be placed, fortified and wired. It is expected that the vaults will be completed by the first of next year.

All the most modern safety time locks are being installed in the vaults, and it is said that the general scheme of the future outlay will not be surpassed by that of any vault in the country, as that of any vault in the country, as that of any vault in the country.

The lease for this property was handled by Ernest Hall Coolidge, of the Bouie Company.

**RENTING LEVEL,
AGENTS REPORT
Gives Volume to Fall and
Summer Business.**

The real estate office of William Corcoran Hill reports the summer and fall business in renting very active this year.

Among the prominent leases effected by the Hill offices are the following: 1217 P street northwest, leased to Dr. Walter P. Jones, 1719 Connecticut avenue northwest has been leased to Dr. Leland E. Cofer. The property belongs to the estate of Joseph Pulitzer.

The Secretary of War, Lindley M. Garrison, has leased the residence of Gen. Theodore A. Bingham, 1839 Connecticut street northwest. This lease was consummated through the office of Major Clint Calvin Hearn has leased 1819 P street northwest.

Major Richard Cobb, of George Washington University, has leased 225 Kalorama road. Thomas B. Dunn has leased, and is occupying, 1315 Avenue of the Presidents, formerly occupied by Truman H. Lewis.

Major Robert S. Paxton and Major Blanton Winslow have taken the residence, 1722 H street northwest.

Realty Active Near
Rock Creek Park

The N. L. Sansbury Company reports unusual activity in the Rock Creek Vista operation, where twenty-six houses fronting on Hobart street were opened and put on the market last week.

Eight sales of the homes have already been consummated to date, aggregating a total of \$100,000. It is expected that all the homes will be sold by the end of the month, and that building of homes will be continued along the proposed extension of Rock Creek Park.

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A loss of 12 per cent in the amount of building in the District during September, is shown by a compilation of reports made by the Construction News, and made public today. Permits were taken out in ninety cities for the erection of 2,236 buildings, involving an estimated cost of \$5,375,732, against 20,291 buildings at an estimated cost of \$61,901,245 for the same month of a year ago, an increase of 1,112 buildings and \$2,254,688, or 3 per cent. This is a very satisfactory showing, as each of the past few months for a considerable period has shown a loss.

In Washington 29 permits were issued last month for \$1,000 worth of building. During the same month last year 22 permits were issued for the erection of \$64, 127 worth of structures.

Realty Transfers During Past Week

Northwest.

2015 I street northwest—William H. Ervin et al. to Josephine H. Dees Champs and Mary R. Hewson, part lot C, square 25, 210. William H. Ervin et al. to same, same property, 210.

Squares 2, 11, 22, 33, 44, 55, 66, 77, 88, 99, 110, 121, 132, 143, 154, 165, 176, 187, 198, 209, 220, 231, 242, 253, 264, 275, 286, 297, 308, 319, 330, 341, 352, 363, 374, 385, 396, 407, 418, 429, 440, 451, 462, 473, 484, 495, 506, 517, 528, 539, 550, 561, 572, 583, 594, 605, 616, 627, 638, 649, 660, 671, 682, 693, 704, 715, 726, 737, 748, 759, 770, 781, 792, 803, 814, 825, 836, 847, 858, 869, 880, 891, 902, 913, 924, 935, 946, 957, 968, 979, 990, 1001, 1012, 1023, 1034, 1045, 1056, 1067, 1078, 1089, 1100, 1111, 1122, 1133, 1144, 1155, 1166, 1177, 1188, 1199, 1210, 1221, 1232, 1243, 1254, 1265, 1276, 1287, 1298, 1309, 1320, 1331, 1342, 1353, 1364, 1375, 1386, 1397, 1408, 1419, 1430, 1441, 1452, 1463, 1474, 1485, 1496, 1507, 1518, 1529, 1540, 1551, 1562, 1573, 1584, 1595, 1606, 1617, 1628, 1639, 1650, 1661, 1672, 1683, 1694, 1705, 1716, 1727, 1738, 1749, 1760, 1771, 1782, 1793, 1804, 1815, 1826, 1837, 1848, 1859, 1870, 1881, 1892, 1903, 1914, 1925, 1936, 1947, 1958, 1969, 1980, 1991, 2002, 2013, 2024, 2035, 2046, 2057, 2068, 2079, 2090, 2101, 2112, 2123, 2134, 2145, 2156, 2167, 2178, 2189, 2200, 2211, 2222, 2233, 2244, 2255, 2266, 2277, 2288, 2299, 2310, 2321, 2332, 2343, 2354, 2365, 2376, 2387, 2398, 2409, 2420, 2431, 2442, 2453, 2464, 2475, 2486, 2497, 2508, 2519, 2530, 2541, 2552, 2563, 2574, 2585, 2596, 2607, 2618, 2629, 2640, 2651, 2662, 2673, 2684, 2695, 2706, 2717, 2728, 2739, 2750, 2761, 2772, 2783, 2794, 2805, 2816, 2827, 2838, 2849, 2860, 2871, 2882, 2893, 2904, 2915, 2926, 2937, 2948, 2959, 2970, 2981, 2992, 3003, 3014, 3025, 3036, 3047, 3058, 3069, 3080, 3091, 3102, 3113, 3124, 3135, 3146, 3157, 3168, 3179, 3190, 3201, 3212, 3223, 3234, 3245, 3256, 3267, 3278, 3289, 3300, 3311, 3322, 3333, 3344, 3355, 3366, 3377, 3388, 3399, 3410, 3421, 3432, 3443, 3454, 3465, 3476, 3487, 3498, 3509, 3520, 3531, 3542, 3553, 3564, 3575, 3586, 3597, 3608, 3619, 3630, 3641, 3652, 3663, 3674, 3685, 3696, 3707, 3718, 3729, 3740, 3751, 3762, 3773, 3784, 3795, 3806, 3817, 3828, 3839, 3850, 3861, 3872, 3883, 3894, 3905, 3916, 3927, 3938, 3949, 3960, 3971, 3982, 3993, 4004, 4015, 4026, 4037, 4048, 4059, 4070, 4081, 4092, 4103, 4114, 4125, 4136, 4147, 4158, 4169, 4180, 4191, 4202, 4213, 4224, 4235, 4246, 4257, 4268, 4279, 4290, 4301, 4312, 4323, 4334, 4345, 4356, 4367, 4378, 4389, 4400, 4411, 4422, 4433, 4444, 4455, 4466, 4477, 4488, 4499, 4510, 4521, 4532, 4543, 4554, 4565, 4576, 4587, 4598, 4609, 4620, 4631, 4642, 4653, 4664, 4675, 4686, 4697, 4708, 4719, 4730, 4741, 4752, 4763, 4774, 4785, 4796, 4807, 4818, 4829, 4840, 4851, 4862, 4873, 4884, 4895, 4906, 4917, 4928, 4939, 4950, 4961, 4972, 4983, 4994, 5005, 5016, 5027, 5038, 5049, 5060, 5071, 5082, 5093, 5104, 5115, 5126, 5137, 5148, 5159, 5170, 5181, 5192, 5203, 5214, 5225, 5236, 5247, 5258, 5269, 5280, 5291, 5302, 5313, 5324, 5335, 5346, 5357, 5368, 5379, 5390, 5401, 5412, 5423, 5434, 5445, 5456, 5467, 5478, 5489, 5500, 5511, 5522, 5533, 5544, 5555, 5566, 5577, 5588, 5599, 5610, 5621, 5632, 5643, 5654, 5665, 5676, 5687, 5698, 5709, 5720, 5731, 5742, 5753, 5764, 5775, 5786, 5797, 5808, 5819, 5830, 5841, 5852, 5863, 5874, 5885, 5896, 5907, 5918, 5929, 5940, 5951, 5962, 5973, 5984, 5995, 6006, 6017, 6028, 6039, 6050, 6061, 6072, 6083, 6094, 6105, 6116, 6127, 6138, 6149, 6160, 6171, 6182, 6193, 6204, 6215, 6226, 6237, 6248, 6259, 6270, 6281, 6292, 6303, 6314, 6325, 6336, 6347, 6358, 6369, 6380, 6391, 6402, 6413, 6424, 6435, 6446, 6457, 6468, 6479, 6490, 6501, 6512, 6523, 6534, 6545, 6556, 6567, 6578, 6589, 6600, 6611, 6622, 6633, 6644, 6655, 6666, 6677, 6688, 6699, 6710, 6721, 6732, 6743, 6754, 6765, 6776, 6787, 6798, 6809, 6820, 6831, 6842, 6853, 6864, 6875, 6886, 6897, 6908, 6919, 6930, 6941, 6952, 6963, 6974, 6985, 6996, 7007, 7018, 7029, 7040, 7051, 7062, 7073, 7084, 7095, 7106, 7117, 7128, 7139, 7150, 7161, 7172, 7183, 7194, 7205, 7216, 7227, 7238, 7249, 7260, 7271, 7282, 7293, 7304, 7315, 7326, 7337, 7348, 7359, 7370, 7381, 7392, 7403, 7414, 7425, 7436, 7447, 7458, 7469, 7480, 7491, 7502, 7513, 7524, 7535, 7546, 7557, 7568, 7579, 7590, 7601, 7612, 7623, 7634, 7645, 7656, 7667, 7678, 7689, 7700, 7711, 7722, 7733, 7744, 7755, 7766, 7777, 7788, 7799, 7810, 7821, 7832, 7843, 7854, 7865, 7876, 7887, 7898, 7909, 7920, 7931, 7942, 7953, 7964, 7975, 7986, 7997, 8008, 8019, 8030, 8041, 8052, 8063, 8074, 8085, 8096, 8107, 8118, 8129, 8140, 8151, 8162, 8173, 8184, 8195, 8206, 8217, 8228, 8239, 8250, 8261, 8272, 8283, 8294, 8305, 8316, 8327, 8338, 8349, 8360, 8371, 8382, 8393, 8404, 8415, 8426, 8437, 8448, 8459, 8470, 8481, 8492, 8503, 8514, 8525, 8536, 8547, 8558, 8569, 8580, 8591, 8602, 8613, 8624, 8635, 8646, 8657, 8668, 8679, 8690, 8701, 8712, 8723, 8734, 8745, 8756, 8767, 8778, 8789, 8800, 8811, 8822, 8833, 8844, 8855, 8866, 8877, 8888, 8899, 8910, 8921, 8932, 8943, 8954, 8965, 8976, 8987, 8998, 9009, 9020, 9031, 9042, 9053, 9064, 9075, 9086, 9097, 9108, 9119, 9130, 9141, 9152, 9163, 9174, 9185, 9196, 9207, 9218, 9229, 9240, 9251, 9262, 9273, 9284, 9295, 9306, 9317, 9328, 9339, 9350, 9361, 9372, 9383, 9394, 9405, 9416, 9427, 9438, 9449, 9460, 9471, 9482, 9493, 9504, 9515, 9526, 9537, 9548, 9559, 9570, 9581, 9592, 9603, 9614, 9625, 9636, 9647, 9658, 9669, 9680, 9691, 9702, 9713, 9724, 9735, 9746, 9757, 9768, 9779, 9790, 9801, 9812, 9823, 9834, 9845, 9856, 9867, 9878, 9889, 9900, 9911, 9922, 9933, 9944, 9955, 9966, 9977, 9988, 9999.

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